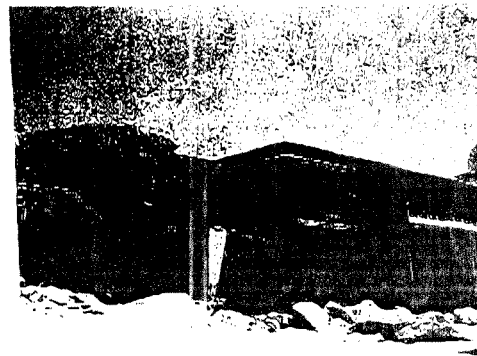




Gold-plated surf shacks on Malibu's megabucksian Broad Beach Road include 31012 (ABOVE AND BELOW) and neighbor 31388 (ABOVE, RIGHT)



# Swells Ahead

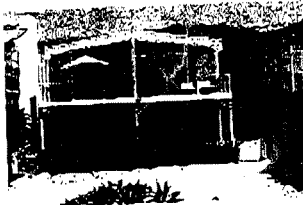
MARINERS LOST NEAR MALIBU'S  
BROAD BEACH CAN NAVIGATE BY THE MOVIE STARS:  
TIM CURRY'S FORMER HORROR SHOW  
OF A HOUSE AND GARDEN HITS THE MARKET

by Laura Meyers

WANT A HOUSE—OR EVEN A TINY SLIVER of a lot—along Malibu's Broad Beach Road? You'd better have more than sand in your pockets. The highly coveted strip just might be the priciest real estate in California. Running on the ocean side of PCH from Trancas Canyon (just north of Zuma Beach) to El Matador State Beach, the street is named Broad Beach for good reason: The one-and-a-half-mile beach there is as wide as 400 feet. "There's so much room between the surf and the homes that most are built conventionally, not on stilts, because no one worries about being washed away," says Pritchett-Rapf and Associates' Jack Pritchett, a 27-year veteran of the Malibu real estate game.

No wonder the mailboxes read like a Fire & Ice Ball list. Goldie Hawn, Steven Spielberg and Walter Matthau are longtime Broad Beach-combers, while Eddie Van Halen, James Brooks and Danny DeVito weekend and/or summer here. Newcomers include Mel Gibson, who recently paid about \$3.5 million for a 2,340-square-foot cottage, and Pierce Brosnan, who plunked down \$7.5 million to buy TV producer Ralph Edwards's 2,700-square-foot, five-bedroom house (with requisite media room and pool) that sits on 120 feet of beachfront.

If those places sound small for the money, they



realty check

are. Actor Michael Madsen has been trying to sell a 2,115-square-foot California cottage that's on a mere 40-foot-wide lot. He paid about \$1.5 million for the property five years ago and now wants \$2.6 million. "Vacant land or tear-downs sell pretty quickly, at \$50,000 to \$60,000 a front foot," says Pritchett.

But if size still matters to you, the house to envy is St. Louis Rams owner Georgia Frontiere's new 13,000-square-foot French mansion, designed by architect Edward H. Fickert, FAIA (the man behind no less than 17 Broad Beach houses), and completed just before his death last year. The seven-bedroom behemoth boasts an enormous courtyard entrance, a hipped slate roof, a secret lookout loft and a tennis court on a second lot. To make room for it, Frontiere tore down the house built by sixth husband Carroll Rosenbloom, who disappeared at sea in 1979.



KEEPING UP WITH THE JONESES

Shea's Castle is guaranteed to protect its owner from three things: earthquakes, riots and that pesky feudal lord across the street. The 6,500-square-foot granite fortress is a fiefdom unto itself, sporting a stable, a 10-acre artificial lake fed by natural springs, an airstrip, an arched stone bridge, a two-mile midget-car race-track and a Native American burial ground. There's only one problem: It's located at 44901 Fairmont Road in Antelope Valley, a good 45 minutes from L.A. without traffic.

The place wasn't really intended for the Barneys crowd. Completed in 1926 by a Beverly Hills realtor-investor named John Shea, the castle was replicated from

## **More than \$8 million to Malibu coast**

State Legislature passed a budget that includes more than \$8 million for improvement and maintenance of Malibu beaches. The request, placed by Assembly member Sheila Kuehl, allots for next year's budget. The funding includes \$5 million for 20 lots on Lechuza Beach and construction of 50 beach-adjacent parking spaces on Pacific Coast Highway and four handicapped spaces right on the beach. Another \$3.25 million is for renovations to the Malibu Riding and Tennis Club adjacent to Leo Carrillo State Beach and the conversion of that land to public beach. A remaining \$359,000 will be slated for pollution mapping and rehabilitation in Malibu Creek and can also serve as potential matching funds for the removal of Rindge Dam.